LOT 2 2000 FTWD DW/MH
IN OR 1471/1206
PERRET PLANTATION PHASE #1

JONES DANIEL M & AMBER
451573 OLD DIXIE HWY
CALLAHAN, FL 32011

2024

12-2N-24-1640-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

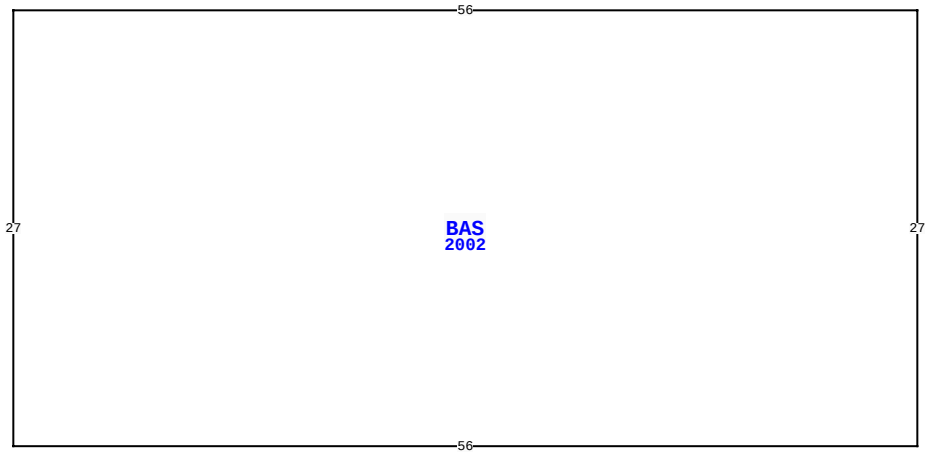
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	86,061
TOTALS	1,512		1,512	86,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	135.5200	101.64	153,680	2000	2005	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2007 Heated Area: 1512 HX Base Yr 2007



451573 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		86,061
TOTAL MARKET OB/XF VALUE		5,913
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		121,974
SOH/AGL Deduction		64,242
ASSESSED VALUE		57,732
TOTAL EXEMPTION VALUE	HX HB	32,732
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		121,974
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003150	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1206	1/12/2007	WD	U	I	21	109,900
GRANTOR: COVENANT FINANCIAL SE						
GRANTEE: JONES DANIEL M & AM						
1454/0418	10/24/2006	WD	U	I	05	66,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: COVENANT FINANCIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S27 E56 N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,379.00	SF	4.00	4.00	100	2000	2000	3	79	4,358	
2	1242	WD DECK A	0	100	0	0	288.00	SF	10.00	10.00	100	2003	2003	3	21	605	
3	1242	WD DECK A	0	100	36	12	432.00	SF	10.00	10.00	100	2004	2004	3	22	950	

LAND DESCRIPTION

TOTAL OB/XF 5,913

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/23/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS